

1.096 acres/..44 hectares

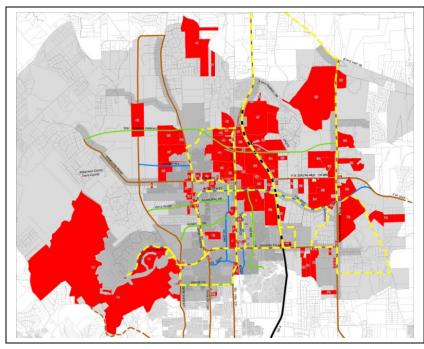
US 183 .57 miles/.91 km east

Utilities available

Southwest Corner of Crystal Falls Pkwy. and West Drive

Zoning - General Commercial

Mr. John Mallach Keller Williams Commercial 304 West Willis Street Leander TX 78641 (512) 799-9083 phone (512) 623-6275 facs jmallach1@austin.rr.com www.kw.com



Property							
_			CO Austin 2006 Street Guide, pg. 342, Sec. Q				
Location		-					
City: Leander County: Will			amson				
Address/Directions: Southwest	Corner of Crystal	Falls Pkwy. and	d West	Drive (v	ww.wcad.org R# 398	8642)	
Within City Limits: Yes				Distance from City Limits: Not Applicable			
Distance to US Highways: .57 miles/.91 kilometers east Distance to Interstate Highways: 14 miles/22.5 kilometers east				Type of Zoning: General Commercial (GC-3-C)			
<b>General Site Information</b>							
Previous Use of Site: Greenfield General Condition: Ex			lent				
Soil Composition (based upon USDA, Soil Conservation Service, S Survey of Williamson County, Issued January of 1983): Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands with 1 to 8 percent slopes  Adjoining Acreage Available: No Can Site Be Divided: Yes				Shrink/Swell Capacity: Moderate with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete  oot Size: Negotiable			
Improvements Rail Served: No				Name of Railroad: Union Pacific, Southern Pacific, Capital Metro Commuter Rail			
Proximity to Port(s): Three (3) hours to Port of Houston				Other Improvements: Not Applicable			
Fenced: No			Lan	Landscaped: No			
Located within an Industrial Park: No			Тур	Type of Business: Commercial, Retail			
Deed Restriction(s): Composite Zoning Ordinance			Cov	Covenants: No			
Utilities							
City of Leander Services: Department of Engineering, (512) 528-2700	partment of Engineering, inches/30.5 & 20.3 cm Pressure: 88 psi/606.7 kilopaso			Sewer – Size of Nearest Line: 6 inches/15.2 cm			
	Phone: (830) 868-6041	Facs: (512) 20	68-032	-0328 Email: <u>Trista.fugate@peci.com</u>		e@peci.com	
Natural Gas Service: ATMOS Energy, (512) 310-3810,	inch/10.2 cm 55	e of Nearest Line: 4 h/10.2 cm 550 feet/168 ters east of the site			Pressure: Intermediate Pressure 1,000 feet/305 meters from the Bagdad Road and Crystal Falls Pkwy. intersection		
AT&T and/or Suddenlink	Phone: (512) 870-4430 and/or (979) 595-2424	Facs: (512) 870-4 and/or (979) 595-2			Email: mm2741@att.com and/or Joe.Bethany@suddenlink.com		
	Phone: (512) 259-1709	Facs: (512) 746-5		7	Email: clawsondisp@earthlink.net		
Sales Information							
Contact: Mr. John Pho		es: (512) 8-6275 Email:		jmallach1@austin.rr.com		Web Site: www.kw.com	
Sales Price: \$569,000 Lease Price: Not Applicable							
Comments: The subject proper Connie's Car Wash. It has stree zoned for commercial retail or p Crystal Falls Parkway and appro Concept Site Plan available for the	et access on both ( professional office eximately 130 feet/	Crystal Falls Pk	wy and tract o	d West D of land, w	r. A 47,741 square for ith approximately 35	oot/4,435 sq. meter corner lot 50 feet/107 meters of frontage on	